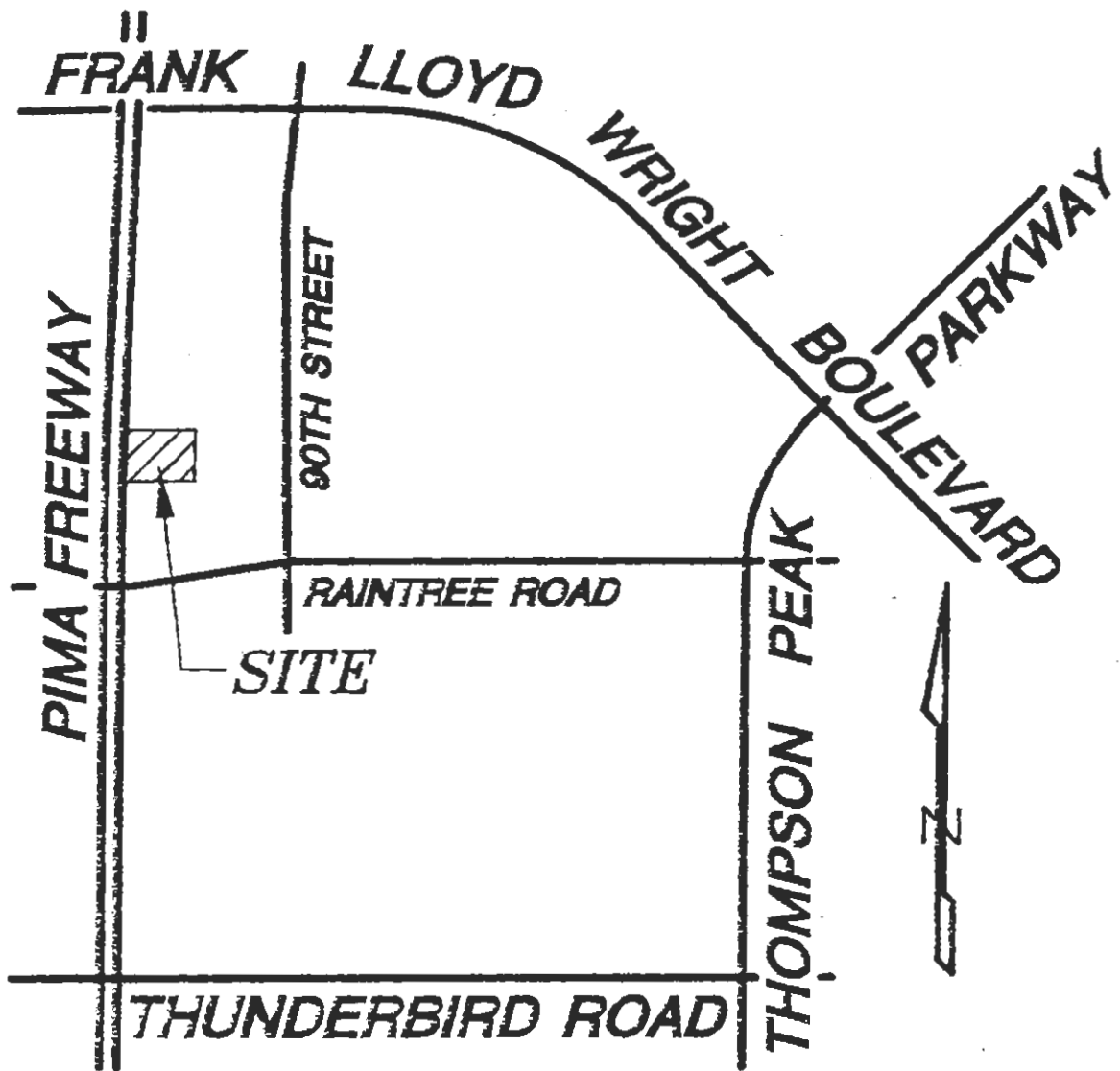


PROJECT DESCRIPTION

This project is requesting approval for the rezoning of a 2.25 acre parcel from R1-35 status to I-1 designation. The Landowner/Applicant acquired this parcel from ADOT in 2003. Due to an inadvertent error in the maps provided by the City of Scottsdale to ADOT, ADOT represented this parcel at the time of sale as being zoned I-1. After the sale, Applicant discovered that an error was made on City maps regarding this parcel. This request for rezoning is intended to correct the situation and allow Applicant to develop the land commercially. The property on the north is zoned I-1 and the property to the south is zoned C-2. The west border of the property fronts the Pima Freeway. The eastern border of the property is over 700 feet from the closest existing residential development.

The adjacent property owner successfully petitioned for a rezoning of its 21.5 acres from R1-35 to I-1 status in Case #33-ZN-97. Approval of the rezoning of Applicant's parcel would allow the parcel to be developed in conformance with the General Plan of the City of Scottsdale. The Character Plan of the Environmental Design Element of the General Plan designates the Pima Freeway Corridor as a Visually Important Roadway. It states that the area along the Pima Freeway will be a dense mixed-use employment core. The Applicant proposes to seek rezoning of its parcel in order to develop a commercial building consistent with the General Plan.



VICINITY MAP

NOT TO SCALE